



# HUNTINGTON TOWNSHIP HOUSING COALITION

*Affordable Rental Housing  
...Right for You...Right for Huntington*

## ***Have Your Adult Children Moved Off Long Island? How Far Do You Travel To See Your Grandkids?***

Because Huntington lacks affordable rental housing, our grown children are moving away, breaking up our families.

- There were 15% fewer 25-to-34-year olds in 2009 than there were in 2000.
- A 2014 study found “a huge exodus of young people, especially from mostly white, higher-income Long Island neighborhoods,” due to the lack of affordable rental housing.
- Why do we spend \$300,000 educating our kids, only to see them leave Huntington because they can’t find an affordable rental apartment?

## ***“Were YOU ever a renter?” Why do we fear what most of us once were – young renters?***

An affordable rental apartment is how we got started...how we saved to purchase our first home. But now, it’s even tougher to buy a starter home:

- In 2014, the median price of a home in the Town of Huntington is \$525,000.
- To be affordable – i.e., for the cost to be 30% of income – a buyer would have to earn **\$175,000** a year to afford this home.
- Could you afford to purchase your own home today?

## ***I’m Sick of Taking Care of My Home...But Where Can I Move?”***

55 and older people are the fastest growing segment of Huntington’s population. Seniors who want to downsize have basically only two choices: a luxury rental or an income-eligible senior rental. There’s not much affordable rental housing for middle-income seniors in Huntington.

So if you are a senior home owner, you are stuck:

- There are fewer and fewer young people able to purchase your home.
- There are few affordable rentals to choose from if you’re able to sell your home.

## ***The Lack of Affordable Rental Housing is Threatening our Economy and Tax Base***

A 2013 study concluded that “the shortage of affordable rental homes is already straining Long Island’s economy, and will make it much harder to compete for jobs in the years ahead.”

Recognizing the threat to our economy, the Long Island Association, which represents LI businesses, has this 2014 priority: “to generate construction of rental units throughout Long Island.”

### ***What’s so Scary?***

### ***Here’s what LI Affordable Rental Housing Actually Looks Like***



**Avalon Court, Melville**



**Long Island Housing Partnership**



**The Courtyards of Southampton**

***If the Long Island economy declines,  
the value of homes will decline as well.***